

# Blue Lagoon Condominiums – Miami, FL, USA

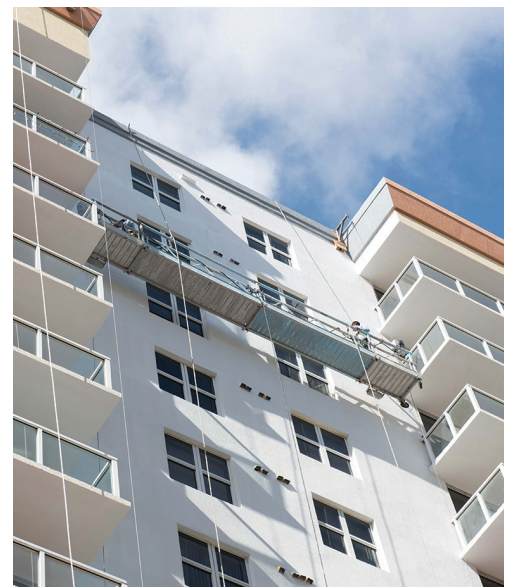
## Project overview

MAPEI's *Elastocolor*® Coat was applied to the facade of the Blue Lagoon Condominiums to waterproof and protect the buildings from the humidity and aggressive environment of their location near the lake, local expressways and the Miami International Airport.



## Project information

<b>Project category:</b>	Residential – Condominiums
<b>Period of construction:</b>	2005
<b>Year of MAPEI involvement:</b>	2015-2016
<b>MAPEI coordinator:</b>	Carlos Hernandez
<b>Project owner:</b>	Blue Lagoon Condominium Association
<b>MAPEI distributor:</b>	John Abell Corporation
<b>Original designer:</b>	Not available
<b>General contractor:</b>	AG Contractors Corp.
<b>Concrete restoration contractor:</b>	AG Contractors Corp.
<b>Project manager:</b>	Oneisy Leiva
<b>Photographer:</b>	Raul Ballester
<b>Project size:</b>	320,000 square feet (29 729 m <sup>2</sup> )



## MAPEI product used

- *Elastocolor Coat*



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## Condo has cosmetic appeal courtesy of MAPEI's *Elastocolor Coat*

With 320,000 square feet (29 729 m<sup>2</sup>) of vertical facade, the four-building Blue Lagoon Condominiums has an excellent location in front of the Miami International Airport. The 608 units in the condominium complex, built in 2005, offer their residents the concept of a luxury resort environment beyond the usual conveniences of a residential condo. The complex includes numerous facilities and amenities, such as the marina, the fitness center, a spa and salon, a heated pool and Jacuzzi, and an on-site minimarket.

The condos have an ideal exposure to daily commuters, whether drivers are traveling to the nearby airport, heading east to Miami Beach and downtown Miami, or going west to Doral and the West Miami area.

Nearby access to I-95, the Florida Turnpike and the Palmetto Expressway exposes the condo buildings to a highly aggressive environment. Due to the close location of the buildings to one of the busiest airports in the country, the effect of carbon dioxide is extremely aggressive to the structures' facades.

Additionally, the buildings are located on the shore of the Blue Lagoon lake and experience high exposure to the heat and humidity that are typical in South Florida. The high rainfall and potential for frequent storms, combined with the salt-laden air and pollutants that settle on the buildings, make for a severe environment that can be damaging to masonry substrate.

Potentially high rates of carbonation and chloride ingress as a result of the humidity, repeated wetting cycles and wind-driven rain also add to facade deterioration. By the same token, South Florida's elevated temperatures and high UV levels are damaging to building coatings.

The Blue Lagoon Condo Association board is extremely careful with the aesthetics and beauty of the complex. When the time came to rejuvenate the building exteriors, choosing a protective coating for the facade and the appropriate coating colors was a demanding topic.

### MAPEI product on the jobsite

The selection of MAPEI's *Elastocolor Coat* was based on the waterproofing coating's superior product performance properties, among them its highly effective carbonation resistance as well as its high elongation, chloride resistance and breathable properties. Based on these key performance characteristics, the MAPEI representative wrote a tailored specification for *Elastocolor Coat* to be applied in two coats, which fit within the Blue Lagoon Condo Association board's budget.

MAPEI's *Elastocolor* coatings are all designed and tested to withstand aggressive environmental conditions and to protect masonry specifically. *Elastocolor Coat*'s formulation is based on one of the best resin systems available, with exceptional UV resistance.

*Elastocolor Coat* is a water-based, high-build, 100%-acrylic coating designed to protect and decorate above-grade, exterior/interior vertical concrete, masonry, stucco, fiber-reinforced polymer (FRP) composites and EIFS systems. *Elastocolor Coat* is available in two textures (smooth and fine), in a wide range of standard colors and in an unlimited number of custom colors to increase its design versatility.

After choosing the appropriate protective coating, the next step – which proved to be highly challenging – was to achieve the color matching requested by the Association board. Numerous mock-up samples were executed in order to match the exact colors and tones of blue, gray and white that the board members specified. One of the board members, who is a designer, was a great help in getting the matching perfect, and MAPEI produced the custom colors to meet all requirements.

With the body color barely off-white, along with the scale and location of the buildings, the Association board also needed a coating that offered excellent resistance to dirt – *Elastocolor Coat* fulfills that goal.

AG Contractors Corp. successfully installed *Elastocolor Coat* on the facade of the building complex, and the beautiful new finish can already be seen from the nearby expressways.

